

**92 Wernoleu Road  
Ammanford  
Carmarthenshire  
SA18 2JL.**

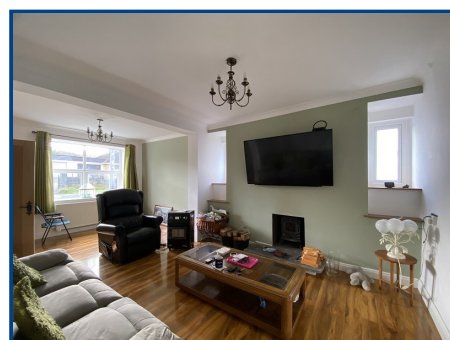
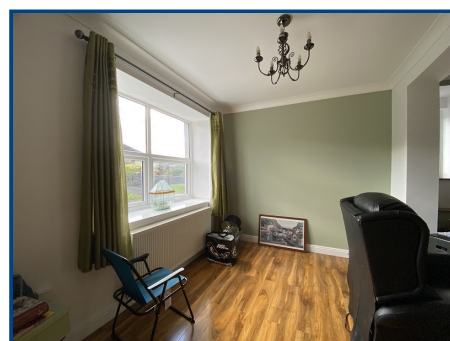
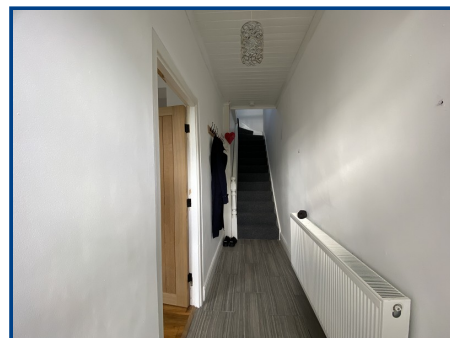
**Price £194,950**



- Three bedroom semi detached house
- Living/ dining room, sitting room
- Kitchen, utility room
- Wet room
- Upvc glazing
- Gas fired central heating
- Rear garden, balcony
- Garage, driveway
- NO FORWARD CHAIN

### **General Description**

We have the pleasure in offering for sale this three bedroom semi detached house located in the village of Ammanford close to local amenities and approximately 1.5 miles from Ammanford town centre and its amenities.



**EPC Rating: E53**

**Wernoleu Road, Ammanford, Carmarthenshire.**

### Property Description

We have the pleasure in offering for sale this three bedroom semi detached house located in the village of Ammanford close to local amenities and approximately 1.5 miles from Ammanford town centre and its amenities including banking, shops, primary and secondary schools, restaurants, public houses, bus station, train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge/dining room, kitchen, sitting room, utility, wet room, landing and three bedrooms.

The property benefits from Upvc glazing, gas fired central heating, rear garden, garage and a driveway for off road parking.

### Upvc glazed door to

### Hallway

Wood clad ceiling, radiator, stairs to first floor, smoke alarm.

### Lounge/Dining Room (21' 6" x 11' 11") or (6.56m x 3.63m)

Upvc glazed window to front, two upvc glazed windows to side, two radiators, laminate flooring, coved ceiling, wood burner with slate hearth, telephone point.

### Kitchen (11' 7" x 8' 6") or (3.54m x 2.58m)

Radiator, textured and coved ceiling, tiled floor, under stairs storage, fitted wall and base units, work surface, tiled splash back, stainless steel sink unit with mixer tap, cooker point with extractor fan over, plumbing for automatic washing machine.

### Sitting Room (10' 8" x 8' 9") or (3.24m x 2.67m)

Upvc glazed patio doors to rear, radiator, coved ceiling, laminate flooring, alcove shelving, hatch to roof space.

### Utility Room (7' 2" x 6' 3") or (2.18m x 1.90m)

Upvc glazed door to side, upvc glazed window to side, radiator, wood clad ceiling, tiled floor.

### Wet Room (10' 8" x 5' 8") or (3.24m x 1.72m)

Upvc glazed window to rear, radiator, clad ceiling, tiled floor, tiled walls, close coupled WC, wash hand basin in unit, electric shower, extractor fan.

### Landing

Upvc glazed window to rear, textured and coved ceiling, hatch to roof space.

### Bedroom 1 (11' 0" Max x 9' 3" Max) or (3.35m Max x 2.81m Max)

Upvc glazed window to rear, radiator, coved ceiling, BAXI gas fired boiler controlling domestic hot water and central heating.

### Bedroom 2 (9' 2" x 10' 5" Min) or (2.80m x 3.17m Min)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobes.

### Bedroom 3 (9' 4" x 6' 8") or (2.85m x 2.04m)

Upvc glazed window to front, radiator, textured and coved ceiling.

### Outside

Driveway to side for off road parking, leading to garage. Footpath to rear leading to garden shed and lawned area. Gate to further lawned area to rear housing mature trees & shrubs and a pond. Balcony with views to the surrounding countryside.

### Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C

### Directions

Leave Ammanford on High Street and continue to the t-junction turning right and then taking a left into Maesqurra Road. Turn left onto Wernoleu Road and



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

